

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: AUTHORIZATION OF DIRECTOR TO PROCLAIM BY  
CERTIFICATE MINOR MODIFICATIONS OF THE GOVERNMENT  
CENTER URBAN RENEWAL PLAN, PROJECT NO. MASS. R-35  
AND THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN  
RENEWAL PLAN, PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, was adopted by the Boston Redevelopment Authority on April 3, 1963, and approved by the City Council on May 25, 1964; and

WHEREAS, Section 901 of Chapter IX of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially change the Plan; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 15, 1964, and approved by the Boston City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where proposed modifications will not substantially or materially alter or change the Plan; and

WHEREAS, the Authority has on December 2, 1970, adopted a Resolution entitled "Modifications of the Urban Renewal Plan of the Government Center Urban Renewal Area and the Downtown Waterfront Faneuil Hall Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That subsection B of Section 302 of Chapter 111 of the Government Center Urban Renewal Plan entitled "Land Use and Building Requirements" is hereby modified in the following manner:

(a) That Parcels 13 and 14, with the exception of No. 6 Faneuil Hall Square, are consolidated as a new Parcel 13/14 as shown on the amended Land Use Map attached hereto.

(b) That Corn Court and Change Avenue will be discontinued and incorporated into Parcel 13/14.

(c) That the Land Use Provisions and Building Requirements for new Parcel 13/14 are as follows:



(d) That number six (6) Faneuil Hall Square will be designated Reuse Parcel 14A and said Parcel 14A will be incorporated under subsection B of Section 302 of Chapter III of the Government Center Urban Renewal Plan.

(e) That the land use provisions and building requirements for Parcel 14A remains subject to the same restrictions as former Parcel 14.

(f) That Section 503 of Chapter V of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is modified in the following manner:

(a) That Parcel E-11 as shown on the amended Land Use map attached hereto is hereby added to said Section 503.

(b) That said Parcel E-11 contains the following Land Use and Building Requirements.

PARCEL E-11

A. Permitted Uses: The Parcel shall be for General Office Use.

B. Building Requirements:

1. Floor Area Ratio: Not to exceed 18.5 when combined with Parcel 13/14 in the Government Center Urban Renewal Project Area.
2. Building Coverage: Maximum coverage of the site will be encouraged. A major pedestrian passageway must be maintained between the building mass on this parcel and the adjacent property at 84 State Street.
3. Height: The Major tower element is not to exceed 648' above elevation 34. On the Faneuil Hall Square frontage no element shall be more than 65 feet above elevation 34 for a distance of 75' from a line drawn from the North West Corner of the "Sanborn Building" in a westerly direction approximately parallel to the northerly face of the South Market Building.
4. Setback: From the building line on South Market Street there shall be no setback below 65 feet above elevation 34. There may be a setback above that elevation. On the East, West and South elevation there shall be no setback from the building line in accordance with Section 5 above.



5. Parking: No open parking. Specifically prohibited is any parking garage fronting on Faneuil Hall Square or having an entrance or egress thereon. Underground parking will be permitted below the grade of State Street.
6. Access: Parking and all loading access may only be from Merchant's Row.
7. Pedestrian Flow: An open pedestrian way must be maintained between the proposed development and 84 State Street in a north and south direction from State Street to Faneuil Hall.
8. Subway Access: The developer must construct that portion of the proposed public entrance of the State Street subway line which falls within the developer's property line taking into account the widening of State Street.

2. That the proposed modifications adopted by the Authority on December 2, 1970, regarding the Government Center Urban Renewal Plan and the Downtown Waterfront-Faneuil Hall Urban Renewal Plan are affirmed and found to be minor modifications which do not substantially or materially alter or change the respective Plans.

3. That all other provisions of said Plans not inconsistent herewith be and are continued in full force and effect.

4. That the Director be and hereby is authorized to proclaim by certificate those minor modifications of the Government Center Urban Renewal Plan and of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan adopted by the Authority on December 2, 1970, and by this Resolution, all in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1, Circular dated June 3, 1970.



PARCEL 13/14

A. Permitted Uses

The Parcel shall be for General Office Use.

B. Building Requirements

1. Floor Area Ratio: Not to exceed 18.5 when combined with Parcel E-11 in the Downtown Waterfront-Faneuil Hall Urban Renewal Project.
2. Building Coverage: Maximum coverage of the site will be encouraged. A major pedestrian passageway must be maintained between the building mass on this parcel and the adjacent property at 84 State Street.
3. Height: The Major tower element is not to exceed 648' above elevation 34. On the Faneuil Hall Square frontage no element shall be more than 65 feet above elevation 34 for a distance of 75' from a line drawn from the North West Corner of the "Sanborn Building" in a westerly direction approximately parallel to the northerly face of the South Market Building.
4. Setback: From the building line on South Market Street there shall be no setback below 65 feet above elevation 34. There may be a setback above that elevation. On the East, West and South elevation there shall be no setback from the building line in accordance with Section 3 above.
5. Parking: No open parking. Specifically prohibited is any parking garage fronting on Faneuil Hall Square or having an entrance or egress thereon. Underground parking will be permitted below the grade of State Street.
6. Access: Parking and all loading access may only be from Merchant's Row.
7. Pedestrian Flow: An open pedestrian way must be maintained between the proposed development and 84 State Street in a north and south direction from State Street to Faneuil Hall.
8. Subway Access: The developer must construct that portion of the proposed public entrance of the State Street subway line which falls within the developer's property line taking into account the widening of State Street.



MEMORANDUM

NOVEMBER 30, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: PROCLAIMER PROCEDURE RELATIVE TO MINOR MODIFICATION  
OF THE GOVERNMENT CENTER URBAN RENEWAL PLAN,  
PROJECT NO. MASS. R-35 AND OF THE DOWNTOWN  
WATERFRONT-FANEUIL HALL URBAN RENEWAL PLAN,  
PROJECT NO. MASS. R-77

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On December 2, 1970, the Boston Redevelopment Authority adopted minor modifications of the Government Center Disposition Parcels 13 and 14 and Disposition Parcel E-11 in the Downtown Waterfront-Faneuil Hall Urban Renewal Plan. These modifications were adopted in order to facilitate the development of an office building by Cabot, Cabot and Forbes Company. The Authority also determined at the December 2nd meeting that the modifications that were adopted were minor in nature and did not substantially or materially alter or change the Plan.

Although these minor modifications were adopted by the Authority, the Authority had not yet formalized its proclaimer procedure with HUD which would outline the method by which such changes should be submitted to HUD. Subsequent to the December 2nd meeting, these procedures have been formalized and it is now necessary to proclaim by certificate these minor modifications of the Government Center Urban Renewal Plan and the Downtown Waterfront-Faneuil Hall Urban Renewal Plan which have already been approved by the Authority.

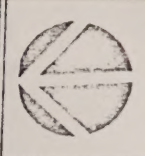
An appropriate Resolution is attached.

Attachment






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**DISPOSITION  
PARCELS**  
DATE \_\_\_\_\_



GOVERNMENT CENTER  
URBAN RENEWAL AREA  
MASSACHUSETTS 82  
BOSTON REDEVELOPMENT AUTHORITY



